

1 COMMUNITY INPUT MEETING

2 IN THE MATTER OF:

3 1345 James Way, Belcamp, Maryland
4 Tax Map 57
5 Parcel 344
6 Site Plan

7 * * * * *

8 The above-captioned Community Input Meeting
9 was held on Tuesday, September 10, 2019, commencing
10 at 6:00 p.m. at Morris & Ritchie Associates, Inc.,
11 3445-A Box Hill Corporate Center Drive, Abingdon,
12 Maryland 21009.

13 PRESENTING ON BEHALF OF THE OWNER/APPLICANT:

14 MORRIS & RITCHIE ASSOCIATES, INC.

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Harford County Planning & Zoning

P R O C E E D I N G S

MR. SPIKER: Welcome to the Community Input Meeting to discuss the site plan for 1345 James Way. The property is identified as Tax Map 57, Parcel 344 at the northeast corner of Riverside Parkway and Philadelphia Road.

Per Harford County Subdivision Regulations, it's required that adjacent property owners and community members be notified of proposed development prior to formal submissions of site plans and preliminary plans to the County.

So I'll be going over the conceptual site plan with you, and then we'll open it up for questions after that.

Please note, we are recording this meeting, so when you're speaking please state your name first and address.

So the property is -- I can show you on this, and I can pull it up here. Let me go ahead and do that. I'll pull it up here. (Indicating.)

1 It's 1.08 acres, and it's zoned B-3, which
2 is General Business. It's currently home to a
3 7-Eleven convenience store and a gas station, which,
4 under the site plan you're looking at, the gas
5 station and the convenience store would be
6 demolished.

7 The owner is proposing developing an 8,000
8 square foot commercial space that would be for
9 retail or restaurant with drive-through. It could
10 be multiple tenants.

11 There's no one specifically that he has in
12 mind for the space yet, but he's got interest in a
13 specialty coffee chain. It's preliminary. It's
14 early discussions but nothing nailed down yet.

15 The site will be accessed from James Way
16 behind the old Ruby Tuesday. There's an access
17 easement to get into the parking lot there.

18 The site has public water and sewer
19 services currently. It will be repurposed for the
20 new building. And stormwater management will be
21 designed under the 2007 Stormwater Management Act

1 for environmental site design.

2 Since this is currently a parking lot and a
3 building, it's a redevelopment site. There's no
4 trees out there. There's no environmental features
5 because it's already developed. It's less impactful
6 for the environment since it's already there.

7 A traffic impact study was prepared in 2016
8 for the Riverside East property which is here at the
9 corner at Belcamp and 7. That's a commercial
10 development.

11 If you've driven by there recently, you've
12 seen the hotel going up in the back of the lot and
13 the 7-Eleven is moving to this corner right here.
14 (Indicating.)

15 So the 7-Eleven will be vacating their
16 current spot to move into that new corner. The
17 hotel is going behind it.

18 So that traffic impact study, I said, was
19 in 2016 per Harford County's Adequate Public
20 Facilities ordinance. The County and the State are
21 further evaluating the Belcamp Road and Route 7

1 intersection to determine if a traffic signal is
2 warranted there.

3 That study studies the peak hours in the
4 morning and the afternoon and then at noon on
5 Saturday. So right now it's being evaluated to see
6 if it's needed based on the whole build-out of this
7 area.

8 So thank you all for coming. If you have
9 any questions.

10 MS. BUESGEN: My name is Ellen Buesgen,
11 4404 Tolchester Court, Belcamp, Maryland.

12 I'm glad that the 7-Eleven is not going
13 away, because I've driven that corner for the past
14 17 years. I personally stop there in the morning
15 sometimes to get gas or get a snack or a soda or
16 something. So it's very well used. A lot of people
17 are using it. Service people are there, maintenance
18 men and stuff are there getting their morning
19 breakfast and sodas and stuff. So I'm glad it's not
20 going away. I was very worried about that. I know
21 it is something that the community has used.

1 MR. SPIKER: The plan is to build the
2 new one, keep the old one open while it's happening
3 and then once it's opened, this site opens up.

4 MS. BUESGEN: In the back there, that's
5 where the hotel is going in?

6 MR. SPIKER: Behind the future
7 7-Eleven, yes, on the corner of Belcamp and Old
8 Philadelphia. That's under construction now.

9 MS. BUESGEN: And we need another hotel
10 there?

11 MR. BUESGEN: That's not him.

12 MS. BUESGEN: I'm just saying. We've
13 only got five there anyway. And the other
14 development at Goat Hill, they have another
15 five-story hotel that's supposed to be going up
16 there too. It's like, really, we need another
17 hotel?

18 We moved here in 2001. We've seen all of
19 them go up, since we've moved there. We have
20 enough. We don't need another one.

21 MS. BANKS: My name is Lydia Banks.

1 The question I'm having is when I drove past the
2 sign, the signs are really put -- it's hard for
3 people who live in the community to look at them. I
4 had to pull over, park, take a picture of it. Then
5 I was told, Well, it's in the newspaper. Many
6 people don't read the newspaper these days anymore.

7 But is this the 7-Eleven that will be torn
8 down?

9 MR. SPIKER: Yes. It's this corner
10 right here, where the 7-Eleven is.

11 MS. BANKS: On 543 and 7.

12 MR. SPIKER: Correct. We were just
13 discussing it. The plan is for the 7-Eleven to
14 build a new store at the corner of 7 and Belcamp.

15 MS. BANKS: Is this where the store is
16 going to be, where that hotel is behind it?

17 MR. SPIKER: That's where the new
18 7-Eleven is proposed. Then this site is --

19 His site --

20 MS. BANKS: So where is going to be a
21 hotel? The hotel is going to be behind the

1 7-Eleven?

2 MR. SPIKER: It's being constructed now
3 by others. Yes.

4 MS. BANKS: In front of that lot is
5 going to be the new 7-Eleven.

6 MR. SPIKER: Yes.

7 MS. BANKS: And when is that supposed
8 to start?

9 MR. SPIKER: It is still being reviewed
10 and designed.

11 MS. BANKS: Because there was supposed
12 to be a Royal Farms. So that is a no-go.

13 MR. SPIKER: Yes. Correct.

14 MS. BANKS: So what happens to the site
15 of the old 7-Eleven?

16 MR. SPIKER: That is why we're meeting
17 here. We're glad you came.

18 What they're proposing is an 8,000 square
19 foot building for retail or restaurant with a
20 drive-through. It could be multiple tenants in
21 there. There's no one -- it's got interest from

1 Starbucks but it's very preliminarily in the
2 process, so that's still up in the air as to who
3 would go in there, but that's the thought.

4 MS. BANKS: When you say a
5 drive-through, would that be a coffee shop? Because
6 we don't need another Burger King or McDonald's or
7 whatever.

8 Put a restaurant there that is a nice
9 restaurant to go to because all this cheap stuff is
10 not going to improve the neighborhood. I'm not for
11 a 8,000 square foot building. I have to be honest.
12 It's already so congested.

13 When we moved here, we did not know that.
14 If I had known that, we would have never bought a
15 home there, because they built the apartment complex
16 across from our neighborhood, the auto auction,
17 which traffic is day and night.

18 These convenience stores do nothing but
19 produce a bunch of garbage. People throw their crap
20 everywhere. I had to call the health department to
21 finally clean up the lot where the Ruby Tuesday is,

1 because people put there garbage there, they throw
2 everything out. It was horrendous.

3 They went and fined Ruby Tuesday, and they
4 finally cleaned it up and started cutting the grass
5 and made it look a little cleaner.

6 You know, my son lives in our neighbor. We
7 have grandkids there. This doesn't do anything for
8 us, really. I mean --

9 MR. SPIKER: What type of business
10 would you be interested in seeing?

11 MS. BANKS: Not a business. Put a nice
12 restaurant there. Or, for crying out loud, if you
13 have a lot anywhere, put something there for kids, a
14 nice playground, something. Why does everything
15 need to be built over?

16 There's so many empty buildings. On Brass
17 Mill Road in Aberdeen, when you go to the Fort at
18 the 7 Gate at the 22 Gate, there are buildings that
19 are empty, asking for people to move in and do stuff
20 there.

21 You know why? Because I know there's

1 incentives. When you build, you get a tax
2 reduction. And the heck with it if the building
3 sits empty for many years. We don't get the tax
4 reduction, do we? Nope.

5 But that's my point. Belcamp has become
6 extremely industrial or Riverside or whatever you
7 want to call it, and I don't like it.

8 MS. BUESGEN: I think you're right. I
9 don't like it either. It's become very industrial.

10 MS. BANKS: There's a gas station on
11 every doggone corner. I wonder sometimes is this
12 affecting our ground water. How do I know if it's
13 not leaking? How do I know that?

14 People who drive -- if you're talking about
15 fast food, this is people driving through and
16 leaving. And they throw their crap right out the
17 window, when they're leaving. They wouldn't want it
18 in their neighborhood dirty. But who cares about
19 them, right? I'm sorry.

20 MR. SPIKER: I appreciate your comment.
21 Thank you.

1 We think it's a good reuse for the site,
2 since it's currently -- you know, 7-Eleven is moving
3 down the street, and we think it would be a good
4 spot for a new --

5 MS. BUESGEN: The thing is, the empty
6 buildings, like the one over here just across 543,
7 where the Pizza Hut and stuff is, some of those
8 buildings were vacant for several years.

9 They finally have a vape shop that went in
10 there. That little shop has been vacant for at
11 least five or six years.

12 So you're building things and people aren't
13 moving into them, and they're just, like she said,
14 sitting empty. So what good does that do my
15 community that it's empty?

16 It's nice for you. You got your money,
17 because you built it. But it doesn't do us any good
18 if it's just going to sit there with nobody taking
19 residence in there.

20 MS. BANKS: And the congestion, the
21 Fort traffic, the car auction traffic? I mean

1 really. The pollution.

2 MR. SPIKER: So a traffic study was
3 done for the Riverside East property. And so based
4 on the result of that, they're going to evaluate the
5 intersection.

6 For that development, they're evaluating
7 this intersection here, the Belcamp and Route 7, for
8 a possible traffic signal. That's still ongoing by
9 the State and the County. (Indicating.)

10 MS. BANKS: Put another roundabout so
11 people can have their little fun in the roundabouts
12 and drive through at nighttime at 50, 60, 70 miles
13 an hour and don't even yield to you, even though
14 you're within it.

15 MS. BUESGEN: They don't stop. They
16 just keep going. You can't get on, because they
17 keep going around, and there's no --

18 MR. BUESGEN: He did say a traffic
19 light.

20 MS. BUESGEN: I know. That's good to
21 put the one there, because the flow has to be

1 stopped so people can get out of their residences.

2 MR. BUESGEN: Eric Buesgen. The
3 building is being demolished, right?

4 MR. SPIKER: That's the plan, yes.

5 MR. BUESGEN: No environmental impact
6 other than the fact that you have a big gas tank
7 underneath the ground.

8 MR. SPIKER: They'll have to remove
9 that the proper way to environmentally remediate,
10 remove the gas tank that's currently there.

11 MR. BUESGEN: So you've got nothing to
12 do with the new 7-Eleven or any of that other stuff?

13 MR. SPIKER: I don't.

14 MR. BUESGEN: The only thing you're
15 worried about is that piece of land that 7-Eleven is
16 sitting on now.

17 MR. SPIKER: Yes.

18 MR. BUESGEN: And you're going to put
19 in a big square building, basically, let's just say
20 a square or rectangle or whatever. But you're going
21 to put in one of these big buildings, and you're

1 going to put several doors in and maybe a
2 drive-through, but he has no idea what is going in.

3 MR. SPIKER: At this time, no, we
4 don't. It's early in the process. It's
5 preliminary. This is just to get you guys' input,
6 if there's anything you'd like to see there.

7 MR. BUESGEN: Basically, it's going to
8 take up the entire area where the 7-Eleven plus gas
9 station area is as far as the --

10 MR. SPIKER: Yes. This is the lot
11 right here. It's a little bit over an acre. And
12 for this plan we're proposing to generally keep the
13 parking lot the same. The building is here on the
14 east side. The gas canopy is right there. So
15 really where the proposed building would go is --

16 MR. BUESGEN: Where the gas pumps were.

17 MR. SPIKER: Generally. Yeah.

18 MR. BUESGEN: So there's nothing wrong
19 with doing that. Are they going to have another
20 meeting or is he just going to rent to whoever he
21 wants to rent to?

1 MR. SPIKER: So the next step in the
2 process would be with Harford County, if it's
3 required, for us to submit a site plan to Harford
4 County.

5 And then the County would determine if they
6 need a DAC meeting, a Development Action Committee
7 meeting. That would be the next place to comment on
8 it.

9 MR. BUESGEN: Okay. Now, the 2016
10 study didn't get all the traffic that's coming up
11 there now.

12 MR. SPIKER: The study, if I remember,
13 it was --

14 MS. BANKS: Couldn't be because of the
15 auto auction. That wasn't there yet in 2016.

16 MR. SPIKER: But it was included. I'm
17 not a traffic engineer. But the way that the
18 traffic studies work is they take into account any
19 other site plans that the County has already seen.

20 So I believe that the auto auction was in
21 there. This build-out was in there. The build-out

1 of a couple surrounding developments, like Beach
2 Creek and several other residentials, that should
3 have been included in that.

4 MR. BUESGEN: The one thing they didn't
5 include was the number of people that did come down
6 from Fort Monmouth into Aberdeen and the number of
7 soldiers that went away. There were less soldiers
8 that went away than people moved in.

9 MR. SPIKER: APG might be a bit far
10 away for the traffic study here.

11 MR. BUESGEN: Because they go straight
12 up the street.

13 MS. BANKS: It's 7, right off 95 or 543
14 or 22.

15 MS. BUESGEN: And they come up and turn
16 on 95. That's how they get out of APG.

17 MS. BANKS: My husband used to work
18 there. My kids work at APG. We know it.

19 MS. BUESGEN: That's exactly how they
20 do it.

21 MR. SPIKER: I live here off of 7, too,

1 so I see what's going on in the morning.

2 MR. BUESGEN: The '16 study took in
3 effect that maybe Fort Monmouth was coming. And if
4 you look at 40, how many times did they widen 40
5 because they didn't have enough room for the number
6 of people that were going to APG?

7 They've never widened 7 ever. They put a
8 couple traffic circles in. But I live right there
9 where 7 goes to four lanes, and it's just past where
10 I have to come out is where it goes to a four lane.
11 Otherwise, it's like constantly going back and
12 forth.

13 Now, it's got really not much to do with
14 yours. Yours is not going to impact much. The fact
15 that 7-Eleven is going in, they're probably going to
16 put another gas station in, so it may even make it
17 easier to get to the gas station at 7-Eleven.

18 MR. SPIKER: I think that's the goal;
19 to make it easier to get to.

20 MR. BUESGEN: The problem is is that
21 hopefully they don't have to make a U-turn, like

1 they do at that Wawa down at the other place, every
2 time they go in and out.

3 They need to readjust that 7-Eleven so that
4 when they make a turn into there, there's no back-up
5 traffic. You're waiting for people to make U-turns.

6 MS. BUESGEN: Route 7 and 152 is what
7 he's talking about.

8 MR. BUESGEN: That's a terrible place
9 for a Wawa. We just talked about it earlier; how to
10 make that U-turn to get to the gas station. And
11 then you got to go back down the street that way and
12 back up this way to come back the same way you're
13 turning.

14 MR. SPIKER: So, hopefully, here, this
15 will make it a little better.

16 MR. BUESGEN: Again, that's not yours.

17 MR. SPIKER: Right.

18 MR. BUESGEN: Yours is just in that
19 area. I see no reason not to have him put it in
20 there. But I don't understand why he needs --

21 I mean, it's his property. If he puts a

1 house there, that's fine. If he puts a building
2 there, that's fine.

3 But it would be kind of nice if they asked
4 us what we would like to see in the building.

5 MR. SPIKER: What would you like to see
6 in the building?

7 MR. BUESGEN: They just opened up a
8 great new tea house down at the Harford Mall area
9 there.

10 MS. BUESGEN: Tollgate Plaza.

11 MR. BUESGEN: That coffee shop.

12 MS. BUESGEN: Starbucks.

13 MR. BUESGEN: That's a little bit
14 different than going to a coffee shop all the time.

15 MS. BANKS: I'm actually not for the
16 gas station, because there's already an existing gas
17 station. Now you're going to have to remove that,
18 build another one there.

19 I'm a little bit more conservative when it
20 comes to that, because I know the area from when we
21 moved here. Matter of fact, there's still a small

1 herd of deer in there. There was one just trying to
2 cross over last night on 7.

3 And nobody cares about the wildlife anymore
4 these days. I have to be honest. When they went
5 into the auto auction and took 65 to 70 areas, we
6 have the animals that could escape there in our
7 backyard now. Not that it bothers me. I'm not that
8 kind of a person. But it bothers me. For what?
9 For them to have all these cars there.

10 But regardless, in all honesty, this
11 actually is already a done deal, regardless of what
12 we say or not, because that is what I was told at
13 the meeting I went to for the Royal Farms.

14 Once this lot is designed to be for
15 development, we can all sit here and say what we
16 want. They're going to put there what they want to
17 put there, unless there is an environmental reason
18 that they couldn't put it there. But, basically,
19 that's a done deal.

20 MR. SPIKER: It's based on the zoning
21 of the property and the use of the property. That's

1 what the County zoned it for.

2 MS. BUESGEN: It's okay if we don't
3 need it there or don't want it there.

4 MS. BANKS: It doesn't matter.

5 MR. BUESGEN: But his property already
6 has something there. So him tearing that building
7 down and putting a different building up is
8 absolutely nothing affecting anything. Those other
9 gas stations and hotels don't belong to him. That's
10 somebody else's.

11 MS. BUESGEN: I understand that.

12 MR. BUESGEN: He's only concerned about
13 putting that one building in.

14 MS. BUESGEN: It's going to be the
15 7-Eleven and then another building there, instead of
16 just the Ruby Tuesday and the gas station.

17 MS. BANKS: You said an eight-story
18 building? How tall?

19 MR. SPIKER: This will be a one-story,
20 8,000 square feet, and there will be a couple or
21 multiple tenants, retail. It's zoned B-3, General

1 Business.

2 MS. BANKS: Do you know what would be
3 nice, if you want to know people's input, because in
4 my little neighborhood nobody knows about that, is
5 it would be nice if there could be something sent to
6 the residents in the area and letting them know that
7 this is going to happen and give them an option to
8 send something in of what they would like to see in
9 the community.

10 Because often the people I speak to, for
11 one, they cannot come here at 6:00 in the evening.
12 They come home from work. They got kids. Now
13 soccer season is going on. It's just the few of us
14 that are here.

15 MR. SPIKER: Per the County Code, it
16 says you need to send a letter to the adjacent
17 property owners and post it on-site and put it in
18 the newspaper.

19 MS. BUESGEN: She's right. The signs
20 are small. I've done it, too. I've stopped and
21 taken a photograph or written the number down.

1 If you go to Friends of Harford County,
2 they know a lot about what's going on. I'm on their
3 website. That's how I knew about this meeting
4 tonight because of that.

5 MR. SPIKER: They have it on Harford
6 County's website as well, the Community Input
7 Meetings that are going on. It's a couple of weeks
8 in advance of the meetings. So we hope that gets
9 the word out.

10 MS. BUESGEN: I really hope if they
11 build something that it just doesn't sit there
12 vacant. That's really pretty awful for your
13 neighborhood to have something vacant.

14 MR. SPIKER: The developer doesn't want
15 that either.

16 MS. BUESGEN: What happens when you
17 build it and no one rents it? Are you out money
18 because no one is renting? Does the rent go to you?

19 MR. SPIKER: I'm not a developer. I'm
20 just the designer for it. I'm not sure, but I think
21 it probably would be in the best interest of the

1 developer to have someone lined up before you start
2 building.

3 MS. BUESGEN: It looks bad, when you
4 build something and no one comes to it.

5 MR. BUESGEN: Do you think somebody is
6 going to take the Ruby Tuesday over?

7 MR. SPIKER: I saw on the sign that it
8 was no longer for sale up front. And I think
9 there's a sign on the side of the building that said
10 something about the restaurant being up for lease.
11 Hopefully another restaurant will go in there.

12 MS. BANKS: I will tell you, it wasn't
13 run that well because it was always dirty around the
14 restaurant, in the back where the parking lot is.
15 That's not a good sign.

16 I never went in there to eat. I have to be
17 honest. If I look at the outside and I see garbage
18 lying there then it makes me wonder. Then I saw
19 some of the kitchen help, what they were doing in
20 the back. I said, Uh-uh.

21 So whatever will come there, hopefully it's

1 something better than what we had.

2 MR. SPIKER: Yes.

3 MS. BANKS: I'm just sad to see that
4 everything is just cut down and something is put
5 there.

6 MS. BUESGEN: The auto park is awful.
7 It's just so ugly.

8 MS. BANKS: Really, to me, I like
9 seeing trees.

10 MR. SPIKER: Specifically, for this
11 site, there aren't. It's already developed.

12 MR. BUESGEN: I don't see any reason
13 why --

14 MS. BUESGEN: The other side is just
15 plain. It's just flat. There's really no trees or
16 anything there. There's no big loss.

17 MR. SPIKER: There's not a whole lot.
18 I'm not sure what it was before. There's not much
19 there.

20 MS. BUESGEN: The problem for the
21 people that are going to rent that area is trying to

1 get out to go home. If there's not a stoplight put
2 in there, they're going to have a hard time getting
3 out onto 7 to go home, no matter which direction
4 you're going.

5 It backs all the way from the corner to the
6 Ruby Tuesday and past. And then trying to merge on
7 from 7 to 95, you better watch yourself, because you
8 can have an accident there.

9 There's a lot of people trying to flow into
10 that one section at one time.

11 MR. BUESGEN: He knows that, because he
12 lives there.

13 MS. BANKS: Where do you live?

14 MR. SPIKER: I'm in Beach Creek.

15 MS. BUESGEN: A lot of people are
16 coming from APG. If you hit that time of day,
17 you're up the creek.

18 MS. BANKS: We live at the Wexford
19 development, which is little further. Like I said,
20 when we moved here, we were told it was a wooded
21 area. There was no traffic circle.

1 We just came here. We didn't know any
2 better. I said to the real estate agent, Is this
3 going to be developed? She said, No.

4 A year later, I wake up in the morning, and
5 they were out there with bulldozers, cutting
6 everything down to put this lovely apartment complex
7 up, and it just really added to the traffic.

8 MS. BUESGEN: And that took a while to
9 come up, because I know four or five years ago, they
10 talked about that. It didn't go up for a while.
11 Then the next thing I know, there it was.

12 People weren't happy about that either.
13 But, like you said, it doesn't make any difference
14 what you say.

15 MS. BANKS: If you put up that
16 building, put something there that the community can
17 use. Put stores in that gives an interest. There
18 is not that much in Belcamp, as you know.

19 MR. SPIKER: What would you like? A
20 tea shop?

21 MS. BANKS: Like I said, a nice

1 restaurant or something, a little bit more modern
2 shopping or something that would attract where
3 younger families can go to and shop, at least that.

4 But there's nothing here. You have to
5 either go to White Marsh to the mall or to Towson or
6 you go to Bel Air. There is not much around.

7 MS. BUESGEN: We just basically do
8 grocery shopping.

9 MS. BANKS: That's it. There's nothing
10 else.

11 I'm so thrilled that there's going to be a
12 movie theater in Aberdeen, one of those nicer ones
13 with the leather seats. Hopefully it's still going
14 through.

15 Next to Planet Fitness, there used to be a
16 grocery store, Weis or whatever it's called, and it
17 was now taken over by someone who used to have a
18 movie theater here in Aberdeen. And he wants to
19 make it into one of those nicer movie theaters.

20 It's supposed to be opening in January of
21 next year, which is good for families. You need to

1 have something that is family oriented a little bit.

2 MS. BUESGEN: We have enough fast food
3 stores.

4 MR. BUESGEN: It's a long drive down to
5 Fallston to go to the movies. We don't go to Bel
6 Air.

7 MS. BANKS: My son does, too. Now
8 having one like that that is in Fallston, in
9 Aberdeen, I say, Wow. Hooray.

10 MR. BUESGEN: That area has become
11 overdeveloped. They are putting a mini golf course
12 in there now, next to Earth, Wood and Fire, which is
13 a really great restaurant. Then they got Uncle's,
14 which is a great restaurant.

15 But that area there is just constantly
16 being built up, too. So it's not just our area.
17 Everybody's area is being built.

18 But my question comes down to: Where are
19 all these damn people coming from?

20 MR. SPIKER: People need houses.
21 People need places of work.

1 MR. BUESGEN: Let them move to
2 Baltimore. It's empty down there.

3 MS. BUESGEN: They're not moving to
4 Baltimore. They're moving from Baltimore.

5 MS. BANKS: Most people try to move
6 close to where they work. I guess the Fort had a
7 large workforce coming in. That probably brought up
8 the demand for housing.

9 MR. SPIKER: Do you guys have any other
10 questions about what we're proposing?

11 MS. BANKS: When is that 7-Eleven
12 supposed to be started? You don't know that.

13 MR. SPIKER: It's being designed now.

14 MS. BANKS: Probably next year in the
15 spring or something?

16 MR. SPIKER: That would be a good
17 estimate. Again, I haven't been working on that
18 site, so I'm not entirely sure. That would probably
19 be the --

20 MR. BUESGEN: The bad thing about it is
21 how much construction equipment is going to go down

1 that road during that time period.

2 You're going to have to get those tanks
3 out. You can't leave them in, if you're not going
4 to have a gas station there. You got to pull those
5 out, which means you got to dig. Hopefully they
6 wouldn't break one, when they're digging.

7 MR. SPIKER: There's contractors and --

8 MR. BUESGEN: I know. But I know
9 contractors. Their work is not always the best.

10 MS. WATES: Robin Wates, Department of
11 Emergency Services.

12 When are you going to DAC on this?

13 MR. SPIKER: That's a good question.
14 I'm not sure. The developer is still looking at
15 other possible layouts for this. He's still talking
16 to Starbucks and a couple other people. So we might
17 have another one of these for another layout.

18 MR. WATES: That's fine. Thank you.
19 Good presentation.

20 MR. SPIKER: Thank you.

21 Do you guys have anything else?

MS. BANKS: No.

(Whereupon the Community Input Meeting
was concluded at 6:32 p.m.)

CERTIFICATE OF NOTARY PUBLIC/REPORTER

STATE OF MARYLAND

COUNTY OF BALTIMORE, to wit:

I, Ann M. Lavoie, do hereby certify that
the within proceeding was recorded stenographically
by me and then transcribed from my notes in a true
and accurate manner to the best of my knowledge,
ability and belief.

I further certify that I am not related to
any of the parties to this proceeding and have no
interest in its outcome.

As witness my hand and notarial seal this
8th day of October, 2019, in Lutherville, Maryland.

Ann Lavoie

Ann M. Lavoie
Shorthand Reporter

My Commission expires:
October 17, 2021

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